

**AHFC Alpine Terrace Renovation****FY2003 Request: \$6,450,000****Reference No: 36615****AP/AL:** Allocation**Project Type:** Renewal and Replacement**Category:** Housing/Social Services**Location:** Anchorage (Muldoon)**Contact:** Les Campbell**Election District:** Muldoon**Contact Phone:** (907)330-8356**Estimated Project Dates:** 07/01/2002 - 06/30/2007**Appropriation:** AHFC Public Housing Division Construction Program**Brief Summary and Statement of Need:**

Alpine Terrace Renovation utilizes Corporate Bond Proceeds to support the design and renovation of 48 units at Alpine Terrace in Anchorage. The funds requested for this work will cover total renovation design, as well as all of the renovation work. The work will include replacement of the exterior siding and windows, renovate the interiors, upgrade electrical and mechanical/plumbing systems, and provide other site improvements.

**Funding:**

	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	Total
AHFC Bonds	\$6,450,000						\$6,450,000
Total:	\$6,450,000	\$0	\$0	\$0	\$0	\$0	\$6,450,000

<input type="checkbox"/> State Match Required	<input checked="" type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased Project	<input type="checkbox"/> On-Going Project
0% = Minimum State Match % Required		<input type="checkbox"/> Amendment	<input type="checkbox"/> Mental Health Bill

**Operating & Maintenance Costs:**

	<u>Amount</u>	<u>Staff</u>
Total Operating Impact:	0	0
One-Time Startup Costs:	0	
Additional Estimated Annual O&M:	0	0

**Prior Funding History / Additional Information:**

**The purpose of this program** is to renovate 48 family units and extend the useful life for another 30 years.

**The projected outcomes are:**

- Replacement of siding and windows;
- Renovate interiors;
- Upgrade electrical systems;
- Upgrade mechanical/plumbing systems;
- Site Improvements.

Alpine Terrace was constructed in 1983, and includes four separate buildings with a total of 48 two-bedroom family housing units. It has had no major renovation since it was constructed.

In 1998, a professional site assessment was completed to address physical condition, 30-year life expectancy, code compliance, the Americans with Disability Act (ADA) requirements, energy efficiency and life-safety issues. This site assessment recommended a specific list of improvements which would extend the useful life of the building and increase the comfort of the families who live there. The site assessment noted that the buildings appear structurally sound, but that many of the finishes, furnishings, equipment and systems are aged.

This request funds renovation work recommended by the site assessment. The purpose of this project is to modernize the units, eliminate deferred maintenance, and make code and life-safety upgrades to ensure the building continues to be viable. The work will include renovation of the interior of each unit, upgrades to the electrical and mechanical/plumbing systems as necessary to meet current codes, fire safety improvements to the smoke alarm and sprinkler systems, energy efficiency improvements, abatement of asbestos-containing material identified in certain areas of the complex, site and interior improvements to meet ADA requirements, and infrastructure repairs.

The expected outcome of this project is to extend the life of Alpine Terrace another 30 years, enhance the comfort and safety of the residents and provide code-compliant and energy efficient units.